

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ 08901

Tuesday, November 10, 2015

Those Present:

Ms. Olga Sgambettera, Chairman
Mr. Gerald Tamburro, Vice-Chairman
Freeholder Director Ronald G. Rios

Mr. Richard Wallner, County Engineer
Mr. Thomas Pollando

Mr. Matthew M. Vaughn

Mr. Erik Wong, Alternate

Steven D. Cahn, Esq., Counsel

Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Charles E. Tomaro

Mr. Vincent R. Martino

Mr. William Thomas

Also Present

Mr. George M. Ververides, Director, Office of Planning

Ms. Mirah Becker, Supervisor, Comprehensive Planning, Parks and the Environment

Mr. Anthony Gambilonghi, Supervisor, Transportation

Mr. Stanley Olszewski, Supervisor, Development Review

Chairman Sgambettera called the meeting of the Planning Board to order at 3:30 p.m. in compliance with the Open Public Meetings Act. She invited everyone to join in the Pledge of Allegiance. The Secretary called the roll and declared that there was a quorum.

- I. Administration, Data Management & Technical Services: Mr. Gerald Tamburro
Minutes - October 13, 2015: Mr. Tamburro moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the Financial report for October was in line with the budget, and is expected to remain the same through the end of the year. Freeholder Director Rios moved, seconded by Mr. Wong, to accept the report. Motion carried.

Committee Report: None.

Communications: None.

- II. Environment: Mr. Vincent R. Martino
Committee Report: Ms. Becker stated that the Committee Report for October was contained in the folder. Following her presentation, summary report, and discussion regarding inclusion of sewer service for certain properties in the Borough of Sayreville, Ms. Becker requested the Board's approval to endorse Amendment 2015-03 to the Lower Raritan-Middlesex County Water Quality Management Plan. Following approval, the Resolution will be forwarded to the Middlesex County Board of Chosen

Freeholders for its consideration at a public hearing. Mr. Tamburro moved to approve the Resolution, seconded by Mr. Wallner. On roll call, Freeholder Director Rios, Messrs. Pollando, Tamburro, Vaughn, Wallner, Wong, and Ms. Sgambettera voted Aye. Resolution adopted. Ms. Becker then presented a Resolution for the Board's consideration to endorse Amendment 2015-05 to the Lower Raritan-Middlesex County Water Quality Management Plan. An amendment application was received in connection with property known as Tyler Village, Borough of South Plainfield. Following approval, the Resolution will be forwarded to the Middlesex County Board of Chosen Freeholders for its consideration at a public hearing. The proposed plan for the site may include affordable housing to reduce the Borough's affordable housing requirements. Freeholder Director Rios proposed a recommendation to dedicate a portion, perhaps twenty-five percent, of the affordable housing to Veterans. The suggestion will be presented to the South Plainfield officials to strongly urge the developer to consider this for Veterans. Freeholder Director Rios moved adoption of the Resolution, seconded by Mr. Wallner. On roll call, Freeholder Director Rios, Messrs. Pollando, Tamburro, Vaughn, Wallner, Wong, and Ms. Sgambettera voted Aye. Resolution adopted. Freeholder Director moved to accept the report, seconded by Mr. Wallner. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for October was contained in the folder. In connection with the Transportation Coordinating Committee, a presentation was heard by Mr. Steve Fittante, Director of Local Programs at NJ Transit. He spoke about special services that community shuttle buses can provide in meeting the first and last mile connection requirements from the point of origin to the destination point, which is often lacking for many potential transit trips. Mr. Tamburro moved to accept the report, seconded by Freeholder Director Rios. Motion carried.

IV. Development Review: Ms. Olga Sgambettera

Committee Report: Mr. Olszewski stated that the Committee Report for October was contained in the folder. The Committee acted upon 38 development requests. Site plan activity for square feet of building area was significantly higher from last year: 9,108,483, as opposed to 7,401,664 in October, 2014. He noted that Industrial is leading in activity, followed by Office applications. Total monetary values received through subdivision and site plan applications amounted to \$3,879,646 for the current year to date, as opposed to \$2,595,885 for the same period in 2014. Mr. Tamburro moved to accept the report as presented, seconded by Mr. Wallner. Motion carried.

V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Committee Report for October was contained in the folder. She reported on two current farmland applications, and stated that they are in various stages of the farmland preservation process: the Voight Farm in South Brunswick, and the J.B. Heatherwood Farm in Monroe. In connection with the Voight Farm, the legal matter pending in Superior Court has been resolved to closing without being compensated on the 2/3 of an acre that was the subject of the court matter. Mr. Tamburro moved to accept the report, seconded by Mr. Wallner. Motion carried.

VI. Other Matters: None.

VII. Public Comments: None.

The meeting was adjourned at 4:15 p.m. on motions by Mr. Tamburro and Mr. Wong.
Respectfully submitted,

Dorothy K. Power, Secretary



November 27, 2015